

\$4,500,000 - 22577 Creighton Farms Dr, LEESBURG

MLS® #VALO2089520

\$4,500,000

5 Bedroom, 3.50 Bathroom, 7,927 sqft

Residential on 3.36 Acres

ESTATES @ CREIGHTON FARM,
LEESBURG, VA

Welcome to a home where timeless elegance, thoughtful design, and natural beauty converge—set on 3.36 acres behind the gates of the prestigious Estates at Creighton Farms. Overlooking fairway 16 of the acclaimed Jack Nicklaus Signature Golf Course, this custom stone and brick estate offers classic architecture, unforgettable vistas, and unrivaled privacy. It's both a luxurious retreat and a front-row seat to Loudoun County's beauty, with views of water, mountains, and sunsets from nearly every angle. A winding drive leads to the stately exterior—crafted from hand-laid Vermont stone and topped with an artificial slate roof. A porte cochère connects the main home to a detached garage, enhancing the estate feel and offering six garage bays in total—five attached, one detached—plus unfinished space above, ideal for a guest suite or studio. A full-service elevator provides access to all three levels. Inside, a grand foyer with detailed millwork and soaring ceilings sets a refined tone. Wide-plank walnut floors—sustainably reclaimed from Charleston cigar factories—flow throughout the main level. Just off the entry, a formal living room features a fireplace, while the dining room opens to a covered marble porch—perfect for open-air entertaining. The great room offers custom built-ins, a stone fireplace, and seamless access to the outdoor living area. Tumbled marble patios and peaceful views create an



ideal setting for entertaining or quiet reflection. At the heart of the home, the gourmet kitchen features granite countertops, a statement LaCanche range, and Thermador and SubZero appliances. A large island invites gathering, while a cozy fireplace and adjoining breakfast room make everyday meals feel extraordinary. A butler's pantry connects to the dining room, and a sunlit morning room opens to the outdoors. The main level is anchored by a private primary sanctuary. Tucked beyond its own vestibule, the bedroom includes a fireplace, French doors to the patio, and tranquil views. The suite also offers a custom dressing room with center island, a private home office, and an exercise room with patio access. The spa-inspired bath features radiant marble floors, a soaking tub, and a step-in shower with bench seating and frameless glass enclosure. Upstairs, two bedrooms include ensuite baths and walk-in closets. A third suite—ideal for multigenerational living or long-term guests—features a central gathering room with kitchenette and three additional rooms that flex as bedrooms, office space, or a media lounge. Plumbing is in place for a full bath, and a separate exterior entrance makes it ideal for a private workspace or creative studio. The walk-out lower level offers a sprawling game and media area, two exterior entrances, and over 2,500 square feet of unfinished space with plumbing rough-ins—ready for expansion with endless possibilities. Additional features include a whole-house generator, security camera system with mobile access, tankless and gas-fired water heaters, dense foam insulation, water filtration and softener system, and gas lanterns that cast a soft, welcoming glow. Life at Creighton Farms offers more than just a beautiful home—it's a lifestyle. Nestled in Loudoun County's rolling countryside, this private community is anchored by an 18-hole Jack Nicklaus

championship course and offers indoor golf bays, tennis and pickleball courts, resort-style pools, wellness facilities, and a clubhouse for dining and social gatherings. Membership tiers offer access to an array of amenities. With quick access to Route 7 and the Dulles Greenway, you're just 20 minutes from Dulles International Airport or the Silver Line Metro, and moments from the wineries, shops, and restaurants of Leesburg and Middleburg—a rare opportunity to experience country estate living with urban connectivity. Discover a home that is curated to elevate daily living with timeless design, modern function, and refined luxury.

Built in 2015

Essential Information

MLS® #	VALO2089520
Price	\$4,500,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	7,927
Acres	3.36
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	22577 Creighton Farms Dr
Subdivision	ESTATES @ CREIGHTON FARM
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20175

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Carpet, Chair Railing, Crown Molding, Elevator, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Water Treat System, Wood Floors
Utilities	Under Ground
# of Garages	6
Garages	Garage Door Opener, Oversized
View	Golf Course, Mountain, Panoramic, Pond, Scenic Vista

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Commercial Range, Dishwasher, Disposal, Dryer, Water Heater - Tankless, Water Heater, Washer, Refrigerator, Oven-Wall, Range hood, Icemaker, Humidifier, Extra Refrg/Frz
Heating	Zoned, Forced Air
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Outside Entrance, Sump Pump, Walkout Stairs, Partially Finished
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Stone
Exterior Features	Exterior Lighting, Extensive Hardscape, Patio, Porch(es)
Lot Description	Backs to Trees, Landscaping, Lot Premium, Private, Rear Yard
Windows	Double Pane, Wood Frame, Vinyl Clad, Low-E, Energy Efficient
Roof	Slate, Other
Foundation	Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	ALDIE
Middle	WILLARD
High	LIGHTRIDGE

Additional Information

Date Listed	April 15th, 2025
Days on Market	188
Zoning	AR1

Listing Details

Listing Office	CENTURY 21 New Millennium
----------------	---------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.
Listing information last updated on October 19th, 2025 at 5:30pm EDT